

89-0-8
73-48

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, James A. McBrady, of Falmouth, County of Cumberland and State of Maine,

014004

in consideration of One Dollar and other valuable consideration

paid by Leo F. Poulin Co., A Maine Business Corporation

whose mailing address is P.O. Box 8085
Winslow, Maine 04901

TRANSFER
TAX
PAID

the receipt whereof We hereby acknowledge, GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Leo F. Poulin Co., its successors and assigns forever,

A certain lot or parcel of land situated in the Town of Waterville, located on Pleasant Hill Drive, in the County of Kennebec, and State of Maine, bounded and described as follows:

Beginning at an iron pin marking the Southwesterly corner of Lot 8; thence heading N 29 degrees 45' 59" E 200.03' (Two Hundred and Three One Hundredths Feet) along Lot 7 to an iron pin marking the Northwestern corner of said Lot 8; thence heading S 60 degrees 14' 01" E 97.80' (Ninety-Seven and Eighty One Hundreds Feet) along land owned by Horace Marcoux to an iron pin on the Northerly line of said lot 8, thence heading S 59 degrees 32' 31" E 62.26' (Sixty-Two and Twenty-Six One Hundredths Feet) along land owned Laurence and Doris Pillsbury, to an iron pin marking the Northeasterly corner of said Lot 8; thence heading S 29 degrees 45' 59" E 199.28' (One Hundred Ninety-Nine and Twenty-Eight One Hundredths Feet) along Lot 9 to an iron pin marking the Southeasterly corner of said Lot 8; thence heading N 60 degrees 14' 01" W 160.00' (One Hundred Sixty and No One Hundredths Feet) along Pleasant Hill Drive right-of-way to the beginning pin.

Lot 8 also includes a CMP easement recorded at the Kennebec County Registry of Deeds in Book 1540, Page 197, also shown on Ridge Road Development Final Plat.

The above description meaning and intending to describe said Lot 8 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds File Number D-7661-15 as revised by Plan recorded in Kennebec County Registry of Deeds, File Number D-77074.

This conveyance is also subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

This conveyance is also made subject to all easements, rights of way and zoning restrictions of record.

By acceptance of this deed, the Grantee agrees to be responsible for and to pay Waterville Real Estate Taxes and other assessments to the record owner as of April 1, 1989 and thereafter.

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TO HAVE AND TO HOLD the aforegranted and bargained premises, with the privileges and appurtenances thereof, to the said Leo F. Poulin Co., its successors and assigns, to them and their use and behoof forever,

AND I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that the premises are free of all encumbrances except as aforesaid, and that I have good right to sell and convey the same to the said Grantee to hold as aforesaid and that I and My heirs shall and will Warrant and Defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS THEREOF, I, the said James A. McBrady, in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 29th day of the month of June, A.D. 1989

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Lisa Anne V. Steinbeiser
WITNESS

James A. McBrady
JAMES A. MCBRADY
June 29, 1989

STATE OF MAINE
COUNTY OF CUMBERLAND

Then personally appeared the above named James A. McBrady acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lisa Anne V. Steinbeiser
Notary Public/~~Attorney at Law~~
(Typed name of person taking acknowledgment)



RECEIVED KENNEBEC SS.

1989 JUL -3 AM 9:00

WITEST: James A. McBrady
REGISTER OF DEEDS

LISA-ANNE V. STEINBEISER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 12, 1994